This Instrument prepared by:
Honigman LLP
Attn: Maryam Parshall, Esq.
2290 First National Building
600 Woodward Avenue
Detroit, MI 48226

Karen Johnson Davidson County
Batch# 1141282 DEEDQC
05/31/2024 02:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240531-0040617

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 30 day of May, **2024,** between **5319 Nolensville Pike LLC,** a Delaware limited liability company, having an address of 401 Congress Avenue, Suite 3250, Austin, Texas 78701, party of the first part, and **CC Flats Nolensville LLC**, a Delaware limited liability company, as to a 77.391% tenant in common interest, having an address at 401 Congress Avenue, Suite 3250, Austin, Texas 78701, **NNLP Flats Holdings, LLC**, a Delaware limited liability company, as to a 18.261% tenant in common interest, having an address at 401 Congress Avenue, Suite 3250, Austin, Texas 78701, and **5319 Nolensville Investments, LLC**, a Delaware limited liability company, as to a 4.348% tenant in common interest, having an address at 401 Congress Avenue, Suite 3250, Austin, Texas 78701, all as party of the second part,

WITNESSETH: That for and in consideration of the sum of TEN 00/10 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby quitclaim and convey unto the said party of the second part the real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, together with the buildings, fixtures and improvements thereon, legally described on **Exhibit A** attached hereto, together with all the appurtenances and hereditaments thereto (the "**Premises**"), subject only to all matters of record.

This conveyance is intended to and shall convey all interest of Grantor, if any, in and to the subject property to Grantee, without representation or warranty, as well as convey all Grantor's rights, if any, to any improvements and fixtures on, under or about the subject property.

Whenever the word "party" is used herein, it shall mean "parties" if there is more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

[SIGNATURE FOLLOWS ON NEXT PAGE.]

202405310040617

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer as of this 30th day of May, **2024**.

5319 NOLENSVILLE PIKE LLC,
a ~~Texas~~ limited liability company
Delaware
By: 5319 Nolensville Pike Holding LLC, a Texas limited liability company, its sole member

By: GVA Pro LLC, a Texas limited liability company, its Manager

By: _____
Name: Alan Stalcup
Title: Manager

STATE OF Texas)
) SS:
COUNTY OF Travis)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **5319 Nolensville Pike LLC,** a Delaware limited liability company, by Alan Stalcup, as Manager of GVA Pro LLC, the Manager of 5319 Nolensville Pike Holding, LLC, the sole member of 5319 Nolensville Pike, LLC, who acknowledged that: (i) he did sign the foregoing instrument for and on behalf of the company, being thereunto duly authorized; (ii) he understands the document and the consequences of executing the document by signing it; and (iii) the same is his free act and deed individually and as such Manager of the Manager of the sole member and the free act and deed of the limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 28th day of May, 2024.

Charles Donald Neuendorff
My Commission Expires
3/21/2028
Notary ID 134819393

Notary Public
My commission expires: 3/21/2028

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(FOR RECORDING DATA ONLY)

Property Address:
5319 Nolensville Pike, Nashville, Tennessee

Municipal Jurisdiction:

New Property Owner:

CC Flats Nolensville LLC, a Delaware limited liability company, as to a 77.391% tenant in common interest, **NNLP Flats Holdings, LLC**, a Delaware limited liability company, as to a 18.261% tenant in common interest, and **5319 Nolensville Investments, LLC**, all having an address at 401 Congress Avenue, Suite 3250, Austin, Texas 78701

Ward, Block & Parcel Number:
Parcel ID: 161-00-0-141.00

Mail tax bills to: (Person or Agency responsible for payment of taxes)

401 Congress Avenue, Suite 3250, Austin, Texas 78701

Return to:

Honigman LLP
Attn: Maryam Parshall, Esq.
2290 First National Building
600 Woodward Avenue
Detroit, MI 48226

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00.

Affiant

Sworn to and subscribed to before me this 29 day of MAY, 2024.

Notary Public

My commission expires:
4-13-2025

VERONICA RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 04-13-2025
Notary ID 126671751

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, Being Part of Lot No. 1 on the plat of The Timbers as of record in Book 4460 Page 109, Register's office for said County, located generally on the west side of Nolensville Road, North of Old Hickory Boulevard, according to an ALTA/ACSM Land Title Survey prepared by H&H Land Surveying, Inc., dated April 29,2009, Stephen P. McClannahan, TN R.L.S. No. 772, 612-A Fitzhugh Boulevard, Smyrna, Tennessee, bearing job number 85-260 and being more particularly described as follows:

Beginning at a highway monument (O) in the west margin of Nolensville Road, said point being the southeast corner of Kingswood Park Subdivisions, as of record in Book 2900, Page 70, and said point being 435.75 feet south of the centerline of Brewer Drive; thence along the west margin of Nolensville Road S 14 degrees 05 minutes 00 seconds E a distance of 210.00 feet to a P.K. nail thence N 83 degrees 59 Minutes 00 seconds W a distance of 532.44 feet to a P.K. nail (O); Thence S 14 degrees 12 minutes 36 seconds E a distance of 431.74 feet a concrete monument (O); Thence N 88 degrees 35 minutes 41 seconds W a distance of 616.05 feet to an iron pin (O); thence S 80 degrees 52 minutes 01 seconds W a distance of 241.28 feet to a IP (O); thence N 44 degrees 11 minutes 57 seconds W a distance of 220.47 feet to a IP (O); thence N 51 degrees 53 minutes 15 seconds E a distance of 184.93 feet to a IP (O); thence N 27 degrees 13 minutes 02 seconds W 252.81 feet to a IP (O); thence N 18 degrees 17 minutes 59 seconds W a distance of 193.76 feet to a IP(O); thence N 00 degrees 57 minutes 40 seconds E a distance of 57.31 feet to a concrete monument (O); thence S 83 degrees 58 minutes 54 seconds E a distance of 1418.02 feet to the point of beginning, containing 15.674 acres, more or less as calculated by the above bearing and distance which were determined within the precision requirements of the 2005 minimum standard detail requirements for an ALTA/ACSM land title survey.

Being the same property conveyed to 5319 Nolensville Pike LLC, a Delaware limited liability company, by Special Warranty Deed from The Vistas General Partnership, a Tennessee General Partnership, of record in Instrument No. 20201203-0140361, Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 03, 2020.

Parcel No.: 161-00-0-141.00

Commonly Known As: 5319 Nolensville Pike, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Josie Hernandez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 29, 2024 (date of document).

Affiant Signature

May 29, 2024

Date

State of Texas

County of Harris

Sworn to and subscribed before me this 29 day of May, 2024.

J. GREEN
Notary Public, State of Texas
Comm. Expires 12-19-2024
Notary ID 129220895

Notary's Signature